

<b>Situs : 105 LYNN RD</b>	<b>Parcel ID: 178-179</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
WESOLANS MEREDITH A 105 LYNN RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 72 Vol / Pg 37743/2 District Zoning R1C Class Residential

Property Notes



178-179 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 11,257			94,060
Total Acres: .2584 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	94,100	94,100	0	82,400
Building	189,700	197,900	0	171,600
Total	283,800	292,000	0	254,000
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/17/20	JR	Field Review	Other
02/01/05	BM	Not At Home	Other

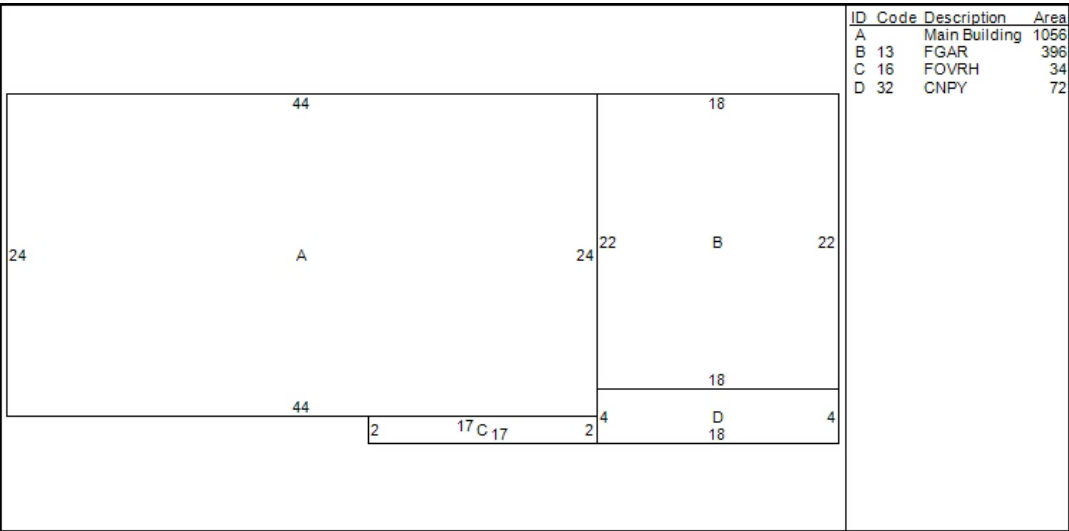
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/20/04	41825	4,950	BLDG 13 Vinyl Wndw s	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/24/09	165,000	Land + Bldg	Valid Sale	37743/2		
03/04/04		Land + Bldg	Transfer Of Convenience	27671/231		

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Dwelling Information			
<b>Style</b>	Ranch Slab	<b>Year Built</b>	1960
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Brown	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Pier/Slab	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	1
<b>Fuel Type</b>	Oil	<b>Openings</b>	1
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	5		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	224,287	<b>% Good</b>	76
<b>Plumbing</b>	6,041	<b>% Good Override</b>	
<b>Basement</b>	6,715	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	9,382	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	246,430	<b>Additions</b>	10,640
<b>Ground Floor Area</b>	1,056		
<b>Total Living Area</b>	1,090	<b>Dwelling Value</b>	197,930

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	<b>Unit Location</b>
<b>Unit Parking</b>	<b>Unit View</b>
<b>Model (MH)</b>	<b>Model Make (MH)</b>

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		13			8,060	
2		16			2,050	
3		32			530	